LOT 34 HIGH POINTE S/D

WD 1189-1043, WD 1251-1907, FJ 1

MALONE PAUL A
218 NW SOLSTICE CT
LAKE CITY, FL 32055

2026

20-3S-16-02202-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

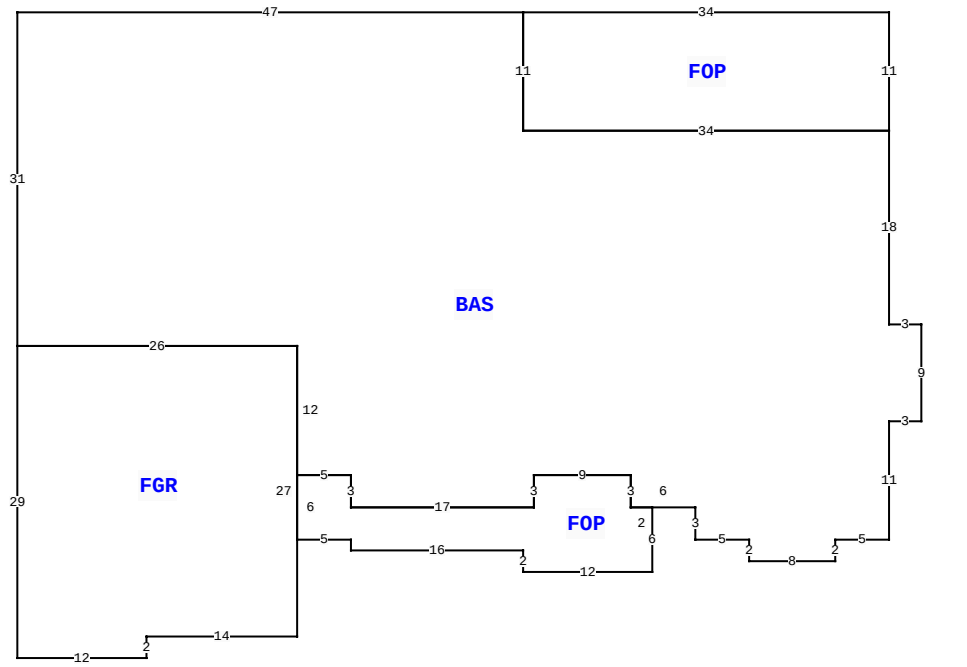
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	07	RANCH 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,017	100		3,017	420,138
FGR	726	55		399	55,563
FOP	193	30		58	8,077
FOP	374	30		112	15,597
TOTALS	4,310			3,586	499,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,586	138.1504	154.73	554,862	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2026 Heated Area: 3017 HX Base Yr 2026



218 NW SOLSTICE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		499,376
TOTAL MARKET OB/XF VALUE		54,896
TOTAL LAND VALUE - MARKET		280,575
TOTAL MARKET VALUE		646,644
SOH/AGL Deduction		0
ASSESSED VALUE		646,644
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		595,922
TOTAL JUST VALUE		834,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		840,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35703	POOL	338	08/18/2017
32416	SFR	1,271	10/20/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2794	4/14/2025	WD	Q	I	01	950,000
GRANTOR: EDSON JOHN MARK						
GRANTEE: MALONE PAUL A						
1525/2268	9/18/2024	LE	U	I	14	100
GRANTOR: EDSON JOHN MARK (ENH						
GRANTEE: EDSON JM FAMILY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W47 S31 E26 S12 E5 S3 E17 N3 E9 S3 E6 S3 E5 S2 E8 N2 E5 N11 E3 N9 W3 N18 W34 N11 $
FGR=[ORIG=-47,31] S29 E12 N2 E14 N27 W26 $
FOP=[ORIG=34,11] N11 W34 S11 E34 $
FOP=[ORIG=-21,43] S6 E5 S1 E16 S2 E12 N6 W2 N3 W9 S3 W17 N3 W5 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1,132.00	UT	2.00	2.00	100	2015	2015	3	100	2,264	
2	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	18.00	18.00	100	2014	2014	3	100	27,000	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	2,000	
4	0281	POOL R/FIB	0	100	14	30	420.00	UT	65.00	65.00	100	2017	2017	3	84	22,932	
5	0166	CONC,PAVMT	0	100	0	0	350.00	UT	2.00	2.00	100	2017	2017	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 54,896

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		PRRD	0.00	0.00	4.00	AC		1.00	1.00	1.25	18,000.00	22,500.00	90,000							
2	6200	A	PASTURE 3	0			0.00	0.00	8.47	AC		1.00	1.00	1.00	280.00	280.00	2,372							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.47	AC		1.00	1.00	1.25	18,000.00	22,500.00	190,575							

REVIEW DATE 07/22/2025 BY TP Total Acres: 12.47 Total Land Value: 92,372 Market: 190,575 Agricultural: 2,372 Common: 90,000 PRINTED 11/18/2025 BY SYS